

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011																										
1.0	PHA Information PHA Name: _____ Northwest Oregon Housing Authority _____ PHA Code: <u>OR028</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/01/09</u>																											
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: <u>1076</u>																											
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																											
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																											
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th rowspan="2" style="width: 30%;">Participating PHAs</th> <th rowspan="2" style="width: 5%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width: 20%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 12.5%;">PH</th> <th style="width: 12.5%;">HCV</th> </tr> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>		Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																											
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: N/A																											
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. N/A																											
6.0	PHA Plan Update (a) <u>Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</u> The PHA has designated 15 of its 75 Family Unification Vouchers to assist youth who have aged out of the foster care system. The PHA has applied through the current Family Unification Program NOFA for 25 vouchers to replace the 15 and add 10. The board agreed to partner with Clatsop County Housing Authority's (CCHA) Housing Plus Program. CCHA received funding from the State of Oregon's Consolidated Funding Cycle 2008 to provide housing for homeless families. The PHA will provide 8 vouchers for these families. The board has received a request to work with the Community Action Team, Inc. (CAT) in Columbia County to provide 12 Housing Choice Vouchers to seniors in their Golden Years Survival Program. Apparently, they currently have funding for five families that is about to expire. The vouchers will be shared with Clatsop and Tillamook community action agencies. The objective will be to provide housing and supportive services to seniors who are homeless or at risk of becoming homeless. An average of 70% of income of seniors at risk of homelessness goes towards housing requiring the elderly to stretch the rest of their income for bare essentials such as food and clothing. It is difficult for them to purchase other essential services such as health care services. The board approved this request at their regular meeting on March 5, 2009. (b) <u>Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</u> <i>Community Action Team, Inc. – St. Helens Clatsop Community Action Team - Astoria Community Action Resource Enterprises – Tillamook Gable Park Apartments – St. Helens Champion Park Apartments – Tillamook Alder Court Apartments – Warrenton</i>																											
	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. N/A																											
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. N/A																											

8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>N/A</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>N/A</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>N/A</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>Income: 73% of extremely low-income (30%) households are cost burdened while 58% are severely cost burdened: 60.4% of very low income (50%) household are cost burdened while 26.7% are severely cost burdened. In non-entitlement areas 28% of the population is cost burdened while 12% is severely burdened. 42.8% of all renters in non-entitlement areas are facing housing problems overcrowded, cost burdened or lack of plumbing. The percentage increases for families facing housing problems in the extremely low and very low households. In 2003 Oregon led the nation in unemployment and hunger. 70% of Oregon's population lives in areas with unemployment greater than the national average. Rural poverty is approximately 30% higher than urban rates.</p> <p>Special Needs Housing: Oregon's elderly household is increasing at a rate in excess of the national rate. Oregon ranks 10th in the nation but is expected to rank 4th by 2010. 52.6% of elderly renters are below the poverty line while 25.4% are severely cost burdened. The untreated drug, alcohol and mentally ill population is approximately 258,071 persons. Data collected in Fall 2000 mental Health Survey showed specialized and support housing in Oregon jurisdiction available for a total of 2,090 individuals. Three unmet housing needs identified for persons released from correctional institutions are lack of affordable living arrangement, lack of opportunities to live in stable neighborhoods, and the lack of opportunities to develop relationship with persons that are not involved in criminal activity. The state is investing in transitional housing programs for this population.</p> <p>Homeless Needs: The 2000 census states that Oregon had homeless rate of 10.59 per 10,000 compared to a national rate of 6.86. The homeless rate increased to 13.75% from 2000 to 2003. 46% of all persons sheltered were individuals. 54% of those sheltered were families. Regardless of single or families 18% of all persons seeking assistance were turned away for lack of resources.</p> <p>The 2000 census reported Oregon added 100,609 housing units in non-entitlement areas. Counties like Columbia ranked in the middle increasing units by an average of 23.8% while Tillamook and Clatsop had an average unit growth of 10.5%. In 2003 12.72% of homes sold where sold to investors, compared to 9.86% nationally. In 2003 Oregon had 986 manufactured housing parks. Of those 33 have closed.</p> <p>There are 17,463 public housing and Section 8 project based unit in Oregon. Information collected shows waiting lists for this units is 1280.3%. There are 803 special need projects in Oregon with a total of 22,116 units.</p> <p>Race and Ethnicity: There are areas with concentrations. However, according to the Consolidated Plan, there are less than 500 households statewide in these concentrations. Oregon deems this is not sufficient critical mass to warrant special housing needs targeting.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p><i>There is approximately a 2 years wait for applicants on our waiting list. Minorities make up 4%; Hispanic 3%; Elderly, Disabled, and elderly/disabled 38%; female heads of household 75%, and extremely low income families 88%.</i></p> <p><i>Our strategy for addressing these needs: apply for special need vouchers thru HUD's NOFA particularly for the elderly and disabled; preserve current housing stock as possible, work with other community partners to address needs for the community i.e. homeless veterans and foster care kids. NOHA, recently, increased its Housing Payment Standards to 110% of 2008 FMRs to help families with the 40% rule.</i></p>

<p>10.0</p>	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p><i>The housing authority has been awarded funds to purchase a 32 unit preservation project and build 12 units for families with mental illness. The housing authority owns a building with 4 one bedroom units and 18 Single Room Occupancy that is currently vacant. We are working with the local Department of Health Services (DHS) to implant housing for foster kids coming out of the foster care system. We have also apply for voucher thru the current FUP to use for this population. There have been talks with the local Veterans Service Officer to provide SROs for homeless veterans in Clatsop County.</i></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p><i>None</i></p>
<p>11.0</p>	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Attachment F
Resident Advisory Board Comments

The housing authority published public notices in all the local papers advising reads that the annual plan was out and where the plan could be reviewed. The public notice included requests for comments from the Resident Advisory Board (RAB). Housing Choice Voucher participants are reminded during their annual recertification process that they are members of the RAB. The plan was also sent to local community partners asking for comments.

NOHA did not receive any comments from the RAB members. Caring Options Child Care Resource & Referral providing services for Columbia, Clatsop and Tillamook Counties did write a letter requesting the housing authority to consider allowing tenants in properties owned by the housing authority to work as child care providers. Upon checking with the management company who manages our tax credit properties it was determined that current residents can provide child care for other current residents. They were concerned about liability issues when child care providers bring in children off the property.

The housing authority board decided it was a subject NOHA would consider in future developments.

